



200603020039
Skagit County Auditor

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When recorded return to:

Rosemary Kamb - Attorney at Law
702 Main Street
Mount Vernon, WA 98273

P30468 & P30459

QUIT CLAIM DEED

THE GRANTOR: Alan H. Rossi and Donna D. Rossi, husband and wife.

For and in consideration of: Rerecord to correct legal description on Quit Claim Deed dated 12-09-05 and recorded 12-15-05 under Auditor's File No. 200512150154.

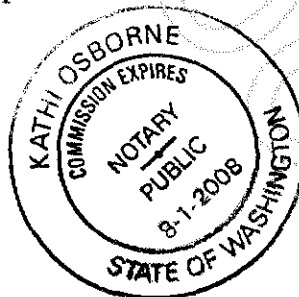
Conveys and quit claims to: The Rossi Family Trust, dated December 09, 2005, Alan H. Rossi and Donna D. Rossi, Trustor(s) and/or Trustee(s).

The following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Baker Heights area survey 200411190077
GL 2-3 30-34-5

** SEE ATTACHED EXHIBIT A**

3-1, 2006.



Alan H. Rossi
Alan H. Rossi

Donna D. Rossi
Donna D. Rossi

\$ 965
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 02 2006

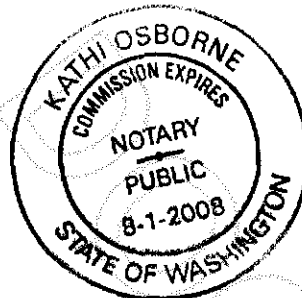
Amount Paid \$
By *[Signature]* Skagit Co. Treasurer Deputy

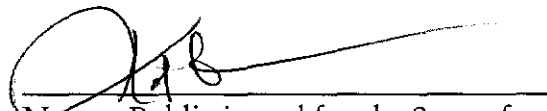
State of Washington }
County of Skagit }

On this day personally appeared before me Alan H. Rossi and Donna D. Rossi, to me known to be the persons described in and who are authorized to execute the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

1st day of March, 2006.




Notary Public in and for the State of
Washington, residing at Me. Vernon
My appointment expires: 8-1-08



Property Description Summary

PROPERTY ID..... P30468
XREF.ID..... 340530-0-D11-0006

LEGAL DESCRIPTION... BAKER HEIGHTS AREA, ACRES 3.03, SURVEY RECORDED UNDER AF#200411190077; THAT PORTION OF GOVERNMENT LOTS 2 AND 3 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 30, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE ALONG THE EAST-WEST CENTER SECTION LINE AND THE SOUTH LINE OF SAID GOVERNMENT LOT 2, SOUTH 89 DEGREES 44' 03" EAST, A DISTANCE OF 585.87 FEET TO A POINT ON THE CENTERLINE OF THE COUNTY ROAD, SAID CENTERLINE BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 89 DEGREES 02' 31" WEST, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE NORTHERLY, ALONG SAID CENTERLINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 36 DEGREES 17' 14", AN ARC LENGTH OF 285.00 FEET TO THE INTERSECTION WITH NORTHEAST LINE OF THE REAL PROPERTY DESCRIBED AS PARCEL 1 IN THE CORRECTED QUIT CLAIM DEED, RECORDED UNDER AUDITOR'S FILE NUMBER 9403230030, RECORDS OF SKAGIT COUNTY; THENCE ALONG LAST SAID NORTHEAST LINE, SOUTH 44 DEGREES 06' 29" EAST, A DISTANCE OF 371.09 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE ALONG LAST SAID SOUTH LINE SOUTH 89 DEGREES 44' 03" EAST, A DISTANCE OF 161.64 FEET TO THE SOUTHEAST CORNER OF THE REAL PROPERTY DESCRIBED AS PARCEL 2 IN THE CORRECTED QUIT CLAIM DEED, RECORDED UNDER AUDITOR'S FILE NUMBER 9403230030, RECORDS OF SKAGIT COUNTY; THENCE LEAVING SAID SOUTH LINE OF GOVERNMENT LOT 2, SOUTH 65 DEGREES 00' 00" WEST, A DISTANCE OF 161.18 FEET; THENCE NORTH 89 DEGREES 44' 03" WEST, A DISTANCE OF 365.88 FEET; THENCE NORTH 00 DEGREES 15' 57" EAST, A DISTANCE OF 68.79 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THERE FROM THAT PORTION WITHIN THE COUNTY ROAD RIGHT-OF-WAY. ALSO TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 30, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE ALONG THE EAST-WEST CENTER SECTION LINE AND THE SOUTH LINE OF SAID GOVERNMENT LOT 2, SOUTH 89 DEGREES 44' 03" EAST, A DISTANCE OF 585.87 FEET TO A POINT ON THE CENTERLINE OF THE COUNTY ROAD, SAID CENTERLINE BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 89 DEGREES 02' 31" WEST; THENCE NORTHERLY, ALONG SAID CENTERLINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 36 DEGREES 17' 14", AN ARC LENGTH OF 285.00 FEET TO THE INTERSECTION WITH THE SOUTHWEST LINE OF THE REAL PROPERTY DESCRIBED AS PARCEL 2 IN THE CORRECTED QUIT CLAIM DEED, RECORDED UNDER AUDITOR'S FILE NUMBER 9403230030, RECORDS OF SKAGIT COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 45' 17", AND ARC LENGTH OF 115.88 FEET TO THE INTERSECTION WITH THE NORTHEAST LINE OF SAID PARCEL 2; THENCE ALONG LAST SAID NORTHEAST LINE, SOUTH 44 DEGREES 06' 30" EAST, A DISTANCE OF 486.69 FEET TO SAID SOUTH LINE OF GOVERNMENT LOT 2; THENCE ALONG LAST SAID SOUTH LINE, NORTH 89 DEGREES 44' 03" WEST, A DISTANCE OF 161.64 FEET TO SAID SOUTHWEST LINE OF SAID PARCEL 2; THENCE ALONG SAID SOUTHWEST LINE, NORTH 44 DEGREES 06' 29" WEST, A DISTANCE OF 371.09 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THERE FROM THAT PORTION WITHIN THE COUNTY ROAD RIGHT-OF-WAY. SURVEY RECORDED UNDER AF#200411190077.



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Property Description Summary

PROPERTY ID..... P30459
XREF.ID..... 340530-0-005-0301

LEGAL DESCRIPTION... BAKER HEIGHTS AREA, ACRES 2.50, PARCEL "BB" OF SURVEY
RECORDED UNDER AF#200411190077 AKA THAT PORTION OF
GOVERNMENT LOT 2 AND THAT PORTION OF THE SOUTHEAST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 34 NORTH,
RANGE 5 EAST, W.M., SKAGIT COUNTY, WASHINGTON, MORE
PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST
QUARTER CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES
44'03" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION
30, A DISTANCE OF 1,097.51 FEET TO THE TRUE POINT OF
BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 44'03" EAST A
DISTANCE OF 580.00 FEET; THENCE NORTH 48 DEGREES 39'53" WEST
A DISTANCE OF 906.72 FEET TO THE INTERSECTION WITH A LINE
WHICH IS PARALLEL WITH AND 30.00 FEET SOUTHEASTERLY OF THE
CENTERLINE OF AN EXISTING GRAVEL ROAD; THENCE IN A
SOUTHWESTERLY DIRECTION ALONG SAID LINE, SOUTH 20 DEGREES
40'00" WEST A DISTANCE OF 29.26 FEET TO THE BEGINNING OF A
CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET; THENCE
ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION
THROUGH A CENTRAL ANGLE OF 31 DEGREES 20'00" AN ARC DISTANCE
OF 235.15 FEET; THENCE SOUTH 52 DEGREES 00'00" WEST A
DISTANCE OF 87.56 FEET TO A POINT WHICH BEARS NORTH 44
DEGREES 06'30" WEST FROM THE TRUE POINT OF BEGINNING; THENCE
SOUTH 44 DEGREES 06'30" EAST A DISTANCE OF 456.52 FEET TO
THE TRUE POINT OF BEGINNING. ALSO EXCEPT THAT PORTION OF
GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 34 NORTH, RANGE 5
EAST, W.M., SITUATED IN THE COUNTY OF SKAGIT, STATE OF
WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 30,
SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID
GOVERNMENT LOT 2; THENCE ALONG THE EAST-WEST CENTER SECTION
LINE AND THE SOUTH LINE OF SAID GOVERNMENT LOT 2, SOUTH 89
DEGREES 44' 03" EAST, A DISTANCE OF 1,328.52 FEET TO THE
NORTHEAST CORNER OF GOVERNMENT LOT 3, SAID POINT BEING THE
TRUE POINT OF BEGINNING; THENCE LEAVING SAID SECTION
CENTERLINE, NORTH 30 DEGREES 58' 54" WEST, A DISTANCE OF
702.94 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE
COUNTY ROAD; THENCE ALONG SAID CENTERLINE NORTH 20 DEGREES
40' 00" EAST A DISTANCE OF 16.84 FEET; THENCE LEAVING SAID
CENTERLINE SOUTH 48 DEGREES 39' 53" EAST, A DISTANCE OF
938.78 FEET TO THE INTERSECTION WITH SAID EAST-WEST CENTER
SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE, NORTH
89 DEGREES 44' 03" WEST, A DISTANCE OF 349.00 FEET TO THE
TRUE POINT OF BEGINNING. EXCEPTING THERE FROM THAT PORTION
WITHIN THE COUNTY ROAD RIGHT-OF-WAY. ALSO EXCEPT THAT
PORTION OF GOVERNMENT LOT 2 AND THE SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5
EAST, W.M., SITUATED IN THE COUNTY OF SKAGIT, STATE OF
WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 30,
SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID
GOVERNMENT LOT 2; THENCE ALONG THE EAST-WEST CENTER SECTION
LINE AND THE SOUTH LINE OF SAID GOVERNMENT LOT 2, SOUTH 89
DEGREES 44' 03" EAST, A DISTANCE OF 1,097.51 FEET TO THE
SOUTHEAST CORNER OF THE REAL PROPERTY DESCRIBED AS PARCEL 2
IN THE CORRECTED QUIT CLAIM DEED, RECORDED UNDER AUDITOR'S
FILE NUMBER 9403230030, RECORDS OF SKAGIT COUNTY, SAID POINT
BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID
POINT, ALONG THE NORTHEAST LINE OF SAID PARCEL 2, NORTH 44
DEGREES 06' 30" WEST, A DISTANCE OF 177.37 FEET; THENCE
LEAVING SAID NORTHEAST LINE, SOUTH 89 DEGREES 44' 03" EAST,
A DISTANCE OF 278.12 FEET; THENCE SOUTH 30 DEGREE 58' 54"
EAST, A DISTANCE OF 148.30 FEET TO THE NORTHEAST CORNER OF
SAID GOVERNMENT LOT 3 AND SAID EAST-WEST SECTION CENTERLINE;
THENCE NORTH 89 DEGREES 44' 03" WEST, A DISTANCE OF 231.01
FEET TO THE TRUE POINT OF BEGINNING. SURVEY RECORDED
AF#200411190077.



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